

Sunny Brook Farms Association Meeting Minutes

Board of Directors Meeting-April 14th, 2022

1. Call to order: 6:30 PM, In attendance- Andrew Helgeson, Natalie Ventimiglia, and Tom Brinkmeyer (Trustees), 12 residents in attendance, including newly elected trustee: Rachel Weber.
2. Agenda:
 - Approval of the Minutes from 1-4-22 meeting.
 - Approval of Financials from January through March positive over \$25,000.
 - Items reconciled since last meeting: approval of driveway addition at 4031 Sun Tide Ct. and approval of fence replacement at 3996 Sunny Brook Drive.
 - Open Issues: Road program approval, paperwork completed and returned, waiting on expected start date of May 1st. First, they will assess the roads, back of curb to back of curb, same material, street signs, gutters all at no cost according to the contract.
 - Reminder of street parking for emergency use only. The fire lane needs to be clear. There have been resident complaints and we have been following up with them with letters for the past several months. Residents have noticed a big improvement. Continued, multiple days of parking on the street, then a notice is sent out. From there, if the vehicle is still parked on the street 10 days, then it is a \$10 fine each day after that. Our rules are dated, and it may need to be rewritten, especially if/when fire lanes are marked. Rewriting indentures to update the rules will take 75% approval from the residents and lawyer fees to amend and file changes.
 - Changes to exteriors, fences, driveways, additions need to be sent to the HOA to be approved first and a reasonable refundable deposit requested.
 - Replace streetlamps, perhaps with solar powered/led lights because our power bill is \$334/month.
 - Common grounds maintenance, we've had two companies mow last year. We need to get bids for the coming year and verify the boundaries of the common grounds. Getting residents to do is a liability, so we would have to check insurance.
 - Speeding is still an issue. We will get quotes for speed humps. Now that we have public roads, you should call the police if you see drivers speeding in our subdivision.
 - New business: Welcome to our 5th trustee, Rachel Weber's term will be from April 2022 to April 2027. She will officially be on the board May 1st, 2022.
3. Questions/ Suggestions from owners:
 - Will Jeffco install additional speed limit signs or just replacement of current signs? They will replace stop signs and street signs. Kleinschmidt sign is misspelled at Sun Tide.
 - Will Jeffco paint fire lanes? We will double check, but we think the HOA will have to do it.
 - Will laying of cable interfere with road maintenance? There could be overlap, but it may take time before road work begins. Cable will take longer than expected due to Push needing smaller equipment for the cul-de-sacs.
 - What are the rules for parking violations? Continued, multiple days of parking on the street, then a notice is sent out. From there, if the vehicle is still parked on the street 10 days, then it is a \$10 fine each day after that.
 - Are we going to have an official Neighborhood Watch program? We will see what the next step is to join Neighborhood Watch since we are having vandalism, break-ins, and checking of car doors. Police say when they check for open cars, they are looking for guns.
 - Can we include information about the Neighborhood Watch on the website? Yes, but we will only share the videos on the closed Facebook page.
4. Scheduled next meeting: July 14th 6:30 pm @Rock Community Fire Station #5
5. Went to executive session at 7:35 pm

Adjournment at 8:25 pm